



January 7, 2010

COPY

Environmental Protection Agency Region 5
Attn: Steve Renninger
Emergency Response Section # 1
26 West Martin Luther Drive
Cincinnati, OH 45268

Dear Mr. Renninger,

The Dayton Fire Department (DFD) has been monitoring, in collaboration with the Ohio Environmental Protection Agency (OEPA), a vacant commercial laundry facility located at 1962 Radio Rd. The facility was last inspected by DFD on December 14, 2010 to follow-up on a DFD Notice of Violation (DFD Order Number 2010-02) issued November 24, 2010. Upon inspection, the conditions reported on DFD Order Number 2010-02 were not abated. Order Number 2010-02 has been enclosed for your review. On December 14, 2010 DFD agreed to extend the compliance timeline of DFD Order Number 2010-02 to 90 days terminating on March 14, 2011. Melvin L. Tatman was the party representing the property on December 14, 2010 and further agreed to supply DFD with a removal plan by termination of the time extension granted for DFD Order Number 2010-02.

The facility appears to contain many abandoned materials that need to be evaluated prior to disposal. There is a tank farm located at the southeastern area of the facility that may contain combustible liquid materials that could be a threat to the environment if accidental release should occur. Throughout the facility there are drums and totes of process fluids that need proper characterization and disposal from the facility. Outside the facility are trailers that contain abandoned materials that also require further characterization prior to disposal.

DFD would like to support any evaluation, characterization or assessment activities of the United States Environmental Protection Agency (USEPA) in determining if USEPA emergency removal actions are needed at the property located at 1962 Radio Rd. Please contact Carson CocKayne, Fire Prevention Specialist I, at 937-333-4524 for further details and support with this situation.

Best Regards:

Michael Caudill
Assistant Chief
Dayton Fire Department

Cc: Cathy Altman, Ohio Environmental Protection Agency
Andrew Steele, Dayton Fire Department
Carson CocKayne, Dayton Fire Department

Enclosures

File: FP-10

Rcc

Cockayne, Carson R

From: Renninger.Steven@epamail.epa.gov
Sent: Tuesday, January 04, 2011 1:06 PM
To: Cockayne, Carson R
Subject: Multi-Service Site

COPY

Carson:

I spoke with OEPA this morning about the Multi-Service Site. I'd like to recon the site on Jan 25 if the owner signs the access agreement and provides us keys.

Can you send me any Fire Dept violations or reports on the site? Also, can you send me a letter requesting "EPA to evaluate the site for a time critical removal action"?

Thanks.

Steve Renninger, On-Scene Coordinator
U.S. EPA Region V
Emergency Response Branch
26 West Martin Luther King Drive (G41)
Cincinnati, OH 45268
Phone: 513-569-7539
Cell: 513-260-7849
email: renninger.steven@epa.gov



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

COPY

TO

DATE 12-14-10		PERMIT #
PROJECT & AREA Multi Service		
ADDRESS 1962 Radio Rd.		
CONTRACTOR		
INSP. TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE Andrew Steele (DFD) Melvin Tatman (Owner)		

THE FOLLOWING WAS NOTED:

>

- ① Sprinkler System OFF & Drain open
- ② All other conditions as noted on 11-23-10 unchanged

- ③ Extension to DFD order 2010-02 Granted by Steele (To March 14, 2011)

- ④ Mr Tatman to provide DFD with removal plans by March 14, 2011

>

COPIES TO

File

FIELD REPORT

SIGNED

Censor Calkins

Steele, Andrew

From: Steele, Andrew
Sent: Monday, December 06, 2010 10:28 AM
To: Stewart, Michael
Cc: Cockayne, Carson R
Subject: CAD note for 1962 Radio Rd

COPY

Please add this information to the CAD files for 1962 Radio Road:

1962 Radio Road – Vacant “Multi-Serve Commercial Laundry” - As of Dec 2010, business is closed with combustible bldg contents including cleaning chemicals both inside and in trailers at dock. Utilities and sprinklers are off. Pumping FDC might work. Notify Fire Prevention after any incident at the facility. Possible emg. contact Attorney Tom Noland 222-1090.

Thanks,
Andrew Steele
X4522

Cc: Inspector Cockayne
FPB Files

Notice of Violation

Bureau of Fire Prevention

Dayton Fire Department

300 N. Main St. Dayton, OH, 45402 (937) 333-4500

2010-02

Order Number

To: Multi-Service, Inc
1962 Radio Rd.
Dayton, OH, 45413

Courtesy Copy
Attn: Thomas R. Noland
Statman, Harris, Eyrich
1 S. Main St. Suite 900
Dayton, OH, 45402

Melvin L Tatman
4000 Waynesville Rd.
Waynesville, OH, 45068

An Inspection of the following described property: **Multi-Service, Inc**

And located at: **1962 Radio Rd Dayton, OH, 45413**

And used as: **Vacant industrial cleaning facility**

Was made by this Department on the ___ 23rd ___ day of ___ November ___, A. D. 2010.

I find the following conditions to exist:

See Attachment-1

Therefore by reason of the conditions found on the premises and pursuant to the authority vested in me by virtue of my office under Chapters 46 and 92 of the Revised Code of General Ordinances of the City of Dayton, you are hereby ordered to:

See Attachment-2

Failure to comply with the foregoing and to execute within ___ 30 ___ days will render you liable to the appropriate penalties of the Revised Code of General Ordinances.

A copy of the ordinances under which this order is made and copy of the ordinances specifying penalties have been included as Attachment-3.

Witness my signature at Dayton, Ohio, this ___ 24th ___ day of ___ November ___, A. D. 2010.

R. Carson Cokey 11-24-10

Certified Fire Safety Inspector
Dayton Fire Department

Paul M. Shaver

Assistant Chief
Dayton Fire Department

On the ___ 24th ___ day of ___ November ___, A. D. 2010, I served the above order upon:

Multi-Service, Inc., Melvin L. Tatman and Thomas R. Noland by registered mail

COPY

1. Inside storage of chemicals throughout the building in violation of the Dayton Fire Code Section F-2301.3 as adopted by the Revised Code of General Ordinances of the City of Dayton Section 92.01. Chemicals of unknown identity and characteristics are stored in drums, totes and bulk storage tanks. It is suspected that many of the above mentioned chemicals may be flammable or combustible in nature which constitutes a hazardous condition for the vacant structure.
 2. Outside storage of chemicals in trailers in violation of the Dayton Fire Code Section F-2301.3 as adopted by the Revised Code of General Ordinances of the City of Dayton Section 92.01. Chemicals of unknown identity and characteristics are stored in drums. It is suspected that many of the above mentioned chemicals may be flammable or combustible in nature which constitutes a hazardous condition for the vacant structure.
 3. Accumulations of solid waste material are being kept within the structure in violation of the Dayton Fire Code Section F-2101.4 as adopted by the Revised Code of General Ordinances of the City of Dayton Section 92.01. Trash, rags and petroleum based materials are accumulated throughout the structure creating the risk of a nuisance fire load within the structure.
 4. Automatic suppression system not being maintained in violation of the Dayton Fire Code Section F-504.1 as adopted by the Revised Code of General Ordinances of the City of Dayton Section 92.01. The last know documentation of preventative maintenance for the automatic suppression system was in the year 2007. The electric was reported "turned-off" by the utility service provider during the month of October 2010. The gas was reported "turned-off" by the utility service provider during the month of November 2005. Without proper heat to the building, the water inside the sprinkler piping is at risk of freezing which could render the system out-of-service and cause water damage to the structure. Without proper maintenance the automatic suppression system is at risk to fail in the event of a fire.
-

COPY

1. Remove all flammable and combustible materials from the property and submit a facility closure plan to the City of Dayton Fire Department in accordance with the Dayton Fire Code Section F-2301.3 as adopted by the Revised Code of General Ordinances of the City of Dayton.
 2. Maintain the automatic suppression system in accordance with the Dayton Fire Code Section F-504.1 as adopted by the Revised Code of General Ordinances of the City of Dayton.
-

REVISED CODE OF GENERAL ORDINANCES (R.C.G.O.)

92.14 NOTICE OF VIOLATION

Whenever the fire official observes an apparent or actual violation of a provision of the R.C.G.O. or other code or ordinance under this jurisdiction, he shall have the authority to prepare a written notice of violation describing the condition deemed unsafe and specifying the time limits for the required repairs or improvements to render the building, structure or premises safe and secure. Such notice and order shall:

- (A) Be put in writing on an appropriate form;
- (B) Include a list of violations, refer to Section or sections of this chapter violated and order action which, if taken, will effect compliance with the provisions of this chapter;
- (C) Specify a reasonable time for performance;
- (D) Be served on the owner, occupant or agent in person. However, this notice and order shall be deemed to be properly served upon the owner, occupant or agent if a copy thereof is sent by registered mail to the last known mailing address, residence or place of business and a copy is posted in a conspicuous place in or on the business affected. If a registered or certified mail envelope is returned with an endorsement showing that service was refused, the notice may be served by ordinary mail to his last known mailing address, residence or place of business. The mailing shall be evidenced by a certificate of mailing and service shall be deemed complete on the date of mailing. If the registered or certified mail envelope is returned with an endorsement showing that service was unclaimed, the notice may be served by ordinary mail to the last known address, residence or place of business. The mailing shall be evidenced by a certificate of mailing, and service shall be deemed complete on the date of mailing, provided that the ordinary mail envelope is not returned by the postal authorities with an endorsement showing failure of delivery. The notice and order may, in the alternative, be served by leaving it at his last known residence or place of business in the presence of a family member or other responsible person of suitable age and discretion who shall be informed of the general nature of the contents thereof. (Ord. 28561, passed 7-1-92).

92.14 POSTING OF ORDERS:

Each order issued by the Fire Department or a copy or copies thereof, shall be prominently posted by the fire official at or near the main entrance or lobby to the premises where the violation or violations are located. (Ord. 28561, passed 7-1-92).

92.14 UNLAWFUL REMOVAL:

The owner, his duly authorized agent, the occupant or other person responsible for the conditions under violation shall be responsible for maintaining the order in its posted location until the order has been removed by the fire official. (Ord. 28561, passed 7-1-92)

92.14 COMPLIANCE WITH ORDERS:

- (A) No person shall fail or refuse to comply with any lawful order or direction of the fire official or to interfere with the compliance attempts of other individual.
- (B) Whoever violates this section is guilty of a misdemeanor of the first degree. (Ord. 28561, passed 7-1-92) Penalty, see 92.999

APPEAL

92.14 RIGHT OF APPEAL

- (A) Any person aggrieved by a decision or interpretation by the fire official made under the provision of Chapters 46 and 92 of the R.C.G.O. may appeal the decision to the Director and Chief of the Department of Fire.
- (B) A written notice of appeal must be filed with the director and Chief of the Department of Fire within 15 days of the date of the notice or order of the fire official. The appeal shall be based on one or both of the following grounds:
 - (1) That the interpretation, filing or order is erroneous or constitutes an erroneous application of the particular provisions of the Dayton Fire Prevention Code or related laws and ordinances involved, or is otherwise contrary to law.

92.14 RIGHT OF APPEAL (con't)

- (2) That a modified application or alternative arrangement is available and feasible whereby the strict application of a particular provision or provisions may be modified with the alternatives consistent with the public safety, health and general welfare, purpose and intention of the provisions of the fire code.
- (C) The hearing shall be conducted by the Director and Chief of the Department of Fire, or his designee.
- (D) The notice of appeal shall be accompanied by a fee in the amount of \$25.00.
- (E) There shall be no right of appeal from the issuance of a minor misdemeanor citation tag pursuant to R.C.G.O. 92.13. (Ord. 25925, passed 2-6-80; Am. Ord. 28423, passed 10-30-91)

(B) Each day that a violation continues after a service of a citation tag or notice, as provided in Chapter 92 of the R.C.G.O., shall be deemed a separate offense.

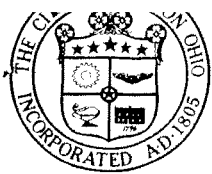
- (C) In addition, in case of fire resulting directly or indirectly from any omission or neglect to properly comply with the lawful written order of the Director of Fire as provided in 92.01 through 92.26 (unless the order has been appealed from and until the appeal has been disposed of), the person or persons named in the order shall be liable in a civil action for the payment of all costs and expenses of the Department of Fire incurred in and about the use of employees, apparatus and materials in the extinguishment of any fire resulting from each cause, the amount of such costs and expenses to be fixed by the City Manager, and when collected to be paid into the general fund (Am. Ord. 28561, passed 7-1-92)

92.121 PENALTY (FIRE ALARM)

A violation of the provisions of Sections 92.111 to 92.120, inclusive, shall constitute a minor misdemeanor, punishable as provided in Section 130.99, of the Revised Code of General Ordinances, and each day such violation is continued shall constitute a separate offense. If the offender has previously been convicted of a violation of any of the above sections, then a subsequent violation shall constitute a fourth degree misdemeanor, punishable as provided in Section 130.99 and each day such subsequent violation is continued shall constitute a separate offense. (Ord. 27023, passed 6-27-84; Am. Ord. 28561, passed 7-1-92; Am. Ord. 28561, passed 7-1-92)

92.999 PENALTY (FIRE CODE REQUIREMENTS)

- (A) Any person who violates any of the provisions of this chapter for which a penalty is not otherwise specifically provided shall be guilty of a minor misdemeanor for a first offense and for each subsequent offense of the same section of this chapter, such person shall be guilty of a misdemeanor of the first degree.



300 N. Main St.

Dayton, Ohio 45402

7) 333-4500

PAGE

1

OF

FIRE INSPECTION REPORT

BOOK	PAGE	INDEX	OCC.NO.	BLDG.#	LOT NUMBER	CENSUS TRACT	BLOC
154	16	009	0002	502	82175	5306	0001
STREET NO.		1/2	DIR	STREET NAME		ROOM NO.	ZIP
1962				RADIO			45413
OCCUPANT NAME						TELEPHONE	
MULTI SERVICE Vacant (Multi-Service)						937-250-1011	
OWNER NAME						INSPECTION CONTRACT	
MEL TATMAN						DISCONNECTED	

CO.	FREQ.	P. TYPE	FPU	CONST.	FLOORS	PERMIT	OCCUPANCY LOAD	DETECTION	ALARM	SUPPRESSION
18	18	01	564	04	01		00000	06	03	03 04 0
9/15										

INSIP. SEQ.	INSIP. CL.	ISSUE DATE			DATE OF INSP.	CO.	PLAT	APPR.	INSPECTION TIME		PERI
11	06	4	19	10	11 23 10	fp	dd	FP007	7	00	
		MO.	DA.	YR.							

Self-Serve Laundry-Dry Cleaning

VIOLATIONS

+ Phone calls / Field

SEQ #	TYPE	COUNT	BUSINESS CLOSED. EPA LOOKING WITH COMPANY'S ATTORNEY	LATEST RE-INSPECTION	ACT	DAYS
19	AE01	1	WORKING	03-10-10	4	60
CODE				VIOL. DATE	CORRECTION DATE	
DFC F-101.0				03-02-10		

SEQ #	TYPE	COUNT	FACILITY HAS DRUMS OF CHEMICAL STORAGE ORDERED TO REMOVE ALL CHEMICALS FROM FACILITY BEFORE SPRINKLER SYSTEM CAN BE TURNED OFF.	LATEST RE-INSPECTION	ACT	DAYS
20	HM01	1		03-10-10	4	30
CODE				VIOL. DATE	CORRECTION DATE	
DFC F-2301.0				03-10-10		

SEQ #	TYPE	COUNT	SPRINKLER SYSTEM HAS NOT HAD AN ANNUAL INSPECTION SINCE 8-9-2007. SERVICE SYSTEM IMMEDIATELY AND CORRECT DIFFICIENCIES.	LATEST RE-INSPECTION	ACT	DAYS
21	FP04	1		03-10-10	4	30
CODE				VIOL. DATE	CORRECTION DATE	
DFC F-504.0				03-10-10		

SEQ #	TYPE	COUNT	FACILITY HAS RUNNING WATER. OCCUPANT STATES THEY HAVE WATER FROM DOMESTIC (CITY WATER) AND WELLS. OCCUPANT KNOWS NOTHING ABOUT CITY SHUTTING OFF DOMESTIC.	LATEST RE-INSPECTION	ACT	DAYS
22	AE01	1		03-10-10	9	
CODE				VIOL. DATE	CORRECTION DATE	
DFC F-101.0				03-10-10	11 23 10	

SEQ #	TYPE	COUNT	BUILDING MUST BE SWEEP CLEAN AND COMBUSTIBLES MUST BE REMOVED PRIOR TO SHUTTING OFF SPRINKLER SYSTEM.	LATEST RE-INSPECTION	ACT	DAYS
23	FP99	1		03-10-10	4	30
CODE				VIOL. DATE	CORRECTION DATE	
FC F-500.0				03-10-10		

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN 30 DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW.

Entry to Building Granted
By Attorney of owner

X

R. Carson Co. Kaye
INSPECTOR

FDA#

SUPV



Home Property Search Value Dispute Neighborhood Maps
Address Owner Name Parcel Advanced

County Auditors Page
GIS Real Estate Downloads

- Summary
- Property Description
- Tax Summary
- Levy Distribution
- Proposed Levies
- Special Assessments
- Permits
- Value History
- Sketch
- Map (Under Construction)
- Photo

PARID: R72215417 0001
PARCEL LOCATION: 1962 RADIO RD

N8HD CODE: C0101000

Tax Year: 2010

CURRENT RECORD

1 of 1

[Return to Search Results](#)

Owner

Name
MULTI-SERVICE INC

Mailing

Name MULTI-SERVICE INC
Mailing Address 1962 RADIO RD
City, State, Zip DAYTON, OH 45431 1815

Legal

Legal Description 82175 WRIGHTVIEW
INDUSTRIAL PARK SECTION 1

Land Use Description C - DRY CLEANING PLANTS & LAUNDRIES
Acres 7.121
Deed
Tax District Name DAYTON CITY-MAD RIVER LSD

Values

Assessed Values	100%	35%
Land	\$167,950	\$58,780
Improvements	\$379,830	\$132,940
CAUV	\$0	\$0
Total	\$547,780	\$191,720

Current Year Rollback Summary

10% Rollback	\$0.00
2.5% Rollback	\$0.00
Homestead	\$0.00
City of Dayton Credit	\$0.00

Current Year Special Assessments

31100-D S+W DELQ SEWER + WATER	\$69,927.68
31102-D W&S DELQ. WATER	\$1,818.59
31104-STM SE DELQ STORM SEWER	\$2,585.91
31108-DELINQUENT WELLFIELD	\$1.93

Tax Summary

Year	Prior Year	Prior Year Pymts	1st Half Due 2/19/2010	1st Half Payments	2nd Half Due 7/16/2010	2nd Half Payments	Total Currently Due
2010	\$166,220.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,220.76

New Maps
(Under Construction)

Pay Taxes

Printable Version



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO _____

THE FOLLOWING WAS NOTED:

DATE 11-23-10		PERMIT # 1572
PROJECT & AREA Multi-Service		
ADDRESS 1962 Madison St		
CONTRACTOR		
INSPECTION TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE Cathy Altman Tom Ontko } OEPA Dave Combs		

① Entry Into Building Granted By
Thomas Noland (Attorney for Melvin L Tatum)

THOMAS R Noland 11-23-10

② OEPA's air monitor displayed low level
readings for volatile organic compounds (VOC's)

③ throughout East side of Structure for VOC readings

④ Tanks SE portion of Building contain
unknown quantities of process fluids. The
identity and characteristics of the process fluids
are not known at this time.

⑤ Combustible solids accumulated throughout Building

⑥ Sprinkler system (wet)

- wet system gauges read ~ 120 psi
- control valve at riser open
- control valve area small water leak

⑦ Sprinkler system Dry

- Dry system gauge (AIR) reads ~ 80 psi
- Dry system gauge (water) reads ~ 120 psi

COPIES TO

File

FIELD REPORT

SIGNED

Caron Call

11-23-10



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO

DATE 11-23-10		PERMIT 2077	
PROJECT & AREA Multi Service			
ADDRESS 1962 Radio Rd			
CONTRACTOR			
INSP. TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED	
PRESENT AT SITE Cathy Altman } Tom Ontko } OEPA Dave Combs }			

THE FOLLOWING WAS NOTED:

- > (7) cont.
- Dry system serves exterior Bay area
 - (8) Sprinkler system's latest insp tag was dated 2007
 - (9) Trucks outside ~~contained unknown amounts~~ filled with unknown materials.
 - One reading from OEPA Air monitor higher than inside readings for VOCs
 - (10) Mr. Noland Acknowledged that Chase Bank has not Filed foreclosure on the property located at 1962 Radio Rd.
- >

COPIES TO

File

FIELD REPORT

SIGNED

Carson Cook

11-23-10



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO

File

THE FOLLOWING WAS NOTED:

- > ① Phone Call to Dayton Power and Light
 - Service reported off October 12 2010
 - DP&L Rep Lisa Alicea
- ② Phone Call to Vectren
 - Service reported off November 1, 2005
 - Vectren Rep Lindsey D. ext-2189
- ③ Phone Call to Jonathan Hawkins (Chase Bank Representation)
 - Chase not in possession of keys to gain access to Building
 - Chase to submit documentation with showing Background of current court case against MR Tutman
- > ④ Phone Call to Thomas R. Noland (MR. Tutman's Representative)
 - MR. Noland in possession of keys to gain access to Building with permission of MR Tutman.
 - inspection scheduled for Tuesday November 23 at 14:00 hrs
- ⑤ MR. Noland Contact INFO: Statman, Harris, Eyrich
1 South Main St
Suite 900
Dayton OH 45402

DATE 11-22-10		PERMIT #
PROJECT & AREA Multi-Service COPY		
ADDRESS 1962 Radio Rd.		
CONTRACTOR		
INSR TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE		

COPIES TO

FIELD REPORT

SIGNED

Robert C. Carrick



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO _____

DATE 11-11-10		PERMIT #
PROJECT & AREA Multi-Service COPY		
ADDRESS 1962 Radio Rd		
CONTRACTOR		
INSPECTION TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE		

THE FOLLOWING WAS NOTED:

- > ① phone call w/ Thomas R Noland => was referred to Jonathan Hawkins, who represents JP Morgan Chase Bank
- ② Chase has lean on property at 1962 Radio Rd
- ③ Chase has open court case 2010 CV 2871 against Melvin Tatman
- ④ Chase has motion in progress to auction Multi-service equipment left in building (Executive Document EX55530)
- ⑤ Address for Mr Tatman => 4000 Waynesville Rd
Waynesville OH 45068
- ⑥ Address for Chase Bank representation => Attn Jonathan Hawkins
Jonathan Hawkins => (937) 443-6600
Key Bank Building
10 W Second St
Dayton OH 45402
- > ⑦ Chase Bank representation states Multi-service inc remains as business entity with Melvin Tatman as responsible party
- ⑧ Items 2-8 were discovered through phone conversation with Jonathan Hawkins
- ⑨ AFD advised ~~that~~ ~~that~~ representation of need to gain access to building to determine condition of Chemical Storage and Auto-suppression System

COPIES TO _____

FIELD REPORT

SIGNED Robert Carson R. Keyne



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO

DATE 11-11-10		PERMIT #
PROJECT & AREA Multi-Service		
ADDRESS 1962 Radio Rd.		
CONTRACTOR		
INSPECTION TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE		

THE FOLLOWING WAS NOTED:

(937-478-3495)

- > ① Melvin Tatman A called DFD to cancel inspection of 1962 RADIO RD scheduled for 09:00 hrs, 11-11-10
- ② Mr Tatman stated property was being turned over to Chase Bank, Dayton Ohio and Bankruptcy proceedings were currently open
- ③ Mr Tatman did not advise DFD w/ Bankruptcy case # when asked
- ④ Mr Tatman advised DFD that he would call DFD to reschedule insp, provide Chase Bank contact and Bankruptcy court case #

- Southern District US Bankruptcy Court Voice Case Information System (VCIS) was called + following was discovered:

① open Bankruptcy case

- Case # 1035466
- status awaiting discharge
- Debtor Melvin L Tatman
- Chpt 7 filed 8-24-10
- Business Case
- Attorney - Thomas R Noland (937-222-1090)
- Trusty - Ruth A Sloan (937-222-9687)
- Judge - Guy R Humphrey

COPIES TO

FIELD REPORT

SIGNED Robert Carson Calkins

Cockayne, Carson R

From: Cockayne, Carson R
Sent: Tuesday, November 09, 2010 2:22 PM
To: Steele, Andrew
Cc: Goin, Marya; Siler, John
Subject: RE: Absorbtech contact information (Multi-Service)

COPY
*Assigned to follow-up and
try to schedule inspection
By A Steele Nov-9, 2010
RLL*

I spoke with Mr. Tateman (Owner), this afternoon. We have an appointment scheduled for this Thursday Nov-11 at 09:00 to walk the building in order to determine if it is safe to shut down the sprinkler system.

Electric and gas have been shut off according to Mr. Tateman.

CC

From: Steele, Andrew
Sent: Tuesday, November 09, 2010 10:03 AM
To: Cockayne, Carson R
Cc: Goin, Marya; Siler, John
Subject: RE: Absorbtech contact information (Multi-Service)

Thanks. Please update John Siler (Water Dept) when you know.

Ams

From: Cockayne, Carson R
Sent: Tuesday, November 09, 2010 9:37 AM
To: Steele, Andrew
Cc: Goin, Marya
Subject: RE: Absorbtech contact information (Multi-Service)

Made contact with Mr. Brown (Multi-Service counsel), who will contact property owner and attempt to schedule a DFD inspection to determine if automatic suppression system can be shut down.

I gave Mr. Brown a quick overview of our concerns and explained what can happen to the pipes if left without heat. I asked Mr. Brown to inquire about the electric (we can follow-up with City as well). I also stated the conditions DFD would like to see prior to turning off the sprinkler water supply (i.e: broom-swept-clean removal of flammable and combustible materials).

Gave my contact information to Mr. Brown to follow-up.

cc

COPY

From: Steele, Andrew
Sent: Wednesday, October 13, 2010 1:25 PM
To: Goin, Marya
Cc: Cockayne, Carson R
Subject: FW: Absorbtech contact information (Multi-Service)

See me or Carson, we need to get in. Is electric off, if so, sprinkler will freeze?

Ams

From: Cockayne, Carson R
Sent: Wednesday, October 13, 2010 1:23 PM
To: Steele, Andrew
Subject: FW: Absorbtech contact information (Multi-Service)

FYI-Email has been printed to FP10-File. Ohio EPA would like to be notified if any entry occurs.

cc

From: Cathy Altman [mailto:Cathy.Altman@epa.state.oh.us]
Sent: Tuesday, October 12, 2010 1:26 PM
To: Cockayne, Carson R
Subject: Absorbtech contact information

Hi Carson,

Scott Hoffman from Absorbtech managed the warehousing operations at Multi-Service's building. His number is 262-818-8030. On our last inspection on June 4, Absorbtech was still using the property.

Dan Brown had been Multi-Service's attorney. I don't know if that has changed since Mel Tatman filed for Chapter 7 bankruptcy. Dan Brown's number is 224-1216.

At that time of our June 4, inspection, Multi-Service had the hazardous waste totes and drums shipped from the storage area to Clean Harbors in Cincinnati. There was still one tote remaining near the waste water treatment unit. To my knowledge, no other wastes have been removed from the site.

FYI - I received a complaint that the tanks located in the tank room (southeast corner of building) were contaminated with mercury. Apparently, Multi-Service at one time cleaned rags from a bulb manufacturer. I do not know if this is accurate or not.

COPY

Please let me know if you get access to the facility.

Cathy

Ohio EPA
Division of Hazardous Waste Management
401 E. Fifth Street
Dayton, Ohio 45402
(937) 285-6093

Ohio Environmental Protection Agency Unless otherwise provided by law,

this communication and any response to it constitutes a public record.



Cockayne, Carson R

COPY

From: Cathy Altman [Cathy.Altman@epa.state.oh.us]
Sent: Tuesday, October 12, 2010 1:26 PM
To: Cockayne, Carson R
Subject: Absorbtech contact information

Hi Carson,

Scott Hoffman from Absorbtech managed the warehousing operations at Multi-Service's building. His number is 262-818-8030. On our last inspection on June 4, Absorbtech was still using the property.

Dan Brown had been Multi-Service's attorney. I don't know if that has changed since Mel Tatman filed for Chapter 7 bankruptcy. Dan Brown's number is 224-1216.

At that time of our June 4, inspection, Multi-Service had the hazardous waste totes and drums shipped from the storage area to Clean Harbors in Cincinnati. There was still one tote remaining near the waste water treatment unit. To my knowledge, no other wastes have been removed from the site.

FYI - I received a complaint that the tanks located in the tank room (southeast corner of building) were contaminated with mercury. Apparently, Multi-Service at one time cleaned rags from a bulb manufacturer. I do not know if this is accurate or not.

Please let me know if you get access to the facility.

Cathy

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**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO

FILE

DATE 10-11-10		PERMIT #	
PROJECT & AREA			
ADDRESS 1962 RADIO			
CONTRACTOR			
INSR. TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED	
PRESENT AT SITE Andrew Steele John Siler			

THE FOLLOWING WAS NOTED:

- > ① Site visit to determine source of water flow noise at meter pit
- ② Water Dept reports domestic service off ~ July or Aug 2009
- ③ Water Dept believed flow may be from Fire Line
 - gauge placed on Fire Line w/ no sign of flow
- ④ Domestic Bypass tightened & noise stopped
- All valves operated by water department personnel
- FPSII Steele reported Fire Line open upon leaving site
- > - water department personnel recorded Fire Line gauge as Base-Line for subsequent checks
- FPSI Cackayre on site as observer only

REQUESTED BY WATER ENG. TO ASSIST w/
checking Possible Flow Through Fire Line -

COPIES TO

FIELD REPORT

SIGNED Robert Carson Cackayre

Steele, Andrew

C O P Y

From: Johnson, Joe
Sent: Thursday, March 11, 2010 8:23 AM
To: Holmes, Chris; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew; Powell, Mike
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Domestic water is off, meter has been removed.

From: Holmes, Chris
Sent: Thursday, March 11, 2010 7:12 AM
To: Johnson, Joe; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Go for it!

From: Johnson, Joe
Sent: Thursday, March 11, 2010 7:10 AM
To: Hudson, Valerie; Holmes, Chris
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

We can shut the domestic off in the pit and remove the meter. This will leave the fire line active.

From: Hudson, Valerie
Sent: Wednesday, March 10, 2010 3:57 PM
To: Holmes, Chris; Johnson, Joe
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

All,

Spoke with Mr. Tatmen (937-258-1011) of Multi-Service Inc. and I offered a payment plan of 1/2 down (\$29,462.00) and the balance over a 6 month period. All Mr. Tatmen was willing to pay was \$2,600 to cover the balances of the domestic water and fireline accounts. They definitely need the fireline according to Andrew's e-mail, so what should we do? I need suggestions. Will shutting off the domestic affect the fireline? I may be able to certified the sewer charges to the property taxes.

Need your help.
 Valerie

From: Holmes, Chris
Sent: Monday, March 08, 2010 9:07 AM
To: Johnson, Joe; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Hang on a second with this Joe. Need to investigate how they are getting water now if you shut off the domestic

3/11/2010

plus what will fire say about shutting off the fire line. May be a liability issue. I copied Fire in on this to get their input.

COPY

From: Johnson, Joe
Sent: Monday, March 08, 2010 8:31 AM
To: Holmes, Chris; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

I shut the domestic service off in the meter pit in July or August last year, we will close the 8" street valve, that will shut off the fire line and domestic service. I will have a crew close it today.

From: Holmes, Chris
Sent: Friday, March 05, 2010 2:53 PM
To: Hudson, Valerie; Johnson, Joe
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Valerie,

Is the large delinquent bill from the sewer only account that uses well water? If that is the case, then the sewer lateral needs disconnected from the sewer main.

Joe is that you or Aaron?

From: Hudson, Valerie
Sent: Friday, March 05, 2010 2:15 PM
To: Johnson, Joe
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Holmes, Chris
Subject: LARGE METER DELINQUENCY - 1962 Radio Road

Joe,

This customer has been through the Board of Review & Appeals process and no further adjustments will be made to this account. This address has three accounts associated with it and have a combined delinquency of over \$58,000. No payments have been made since July 2009 on 2 and January 2009 on the other. Attached is a copy of the letter that was mailed to the property regarding service termination on March 11.

Let me know when the shut-off has been completed.

Thanks,
Valerie

3/11/2010



CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St.

Dayton, Ohio 45402

333-4500

FIRE INSPECTION REPORT

PAGE

OF

BOOK

PAGE

INDEX

OCC.NO.

BLDG. #

LOT NUMBER

CENSUS TRACT

BLOCK

154

16

999

0000

502

52175

0306

0001

STREET NO.

1/2

DIR

STREET NAME

1962

RADIO

ROOM NO.

ZIP

45413

OCCUPANT NAME

TELEPHONE

MULTI SERVICE

937-258-1011

OWNER NAME

INSPECTION CONTACT

MEL FATMAN

UNKNOWN JOE KAMANTIN

CO.	FREQ.	P. TYPE	FPU	CONST.	FLOORS	PERMIT	OCCUPANCY LOAD	DETECTION	ALARM	SUPPRESSION
18	10	91	564	04	01		00000	06	03	03 04 05

INSP. SEQ.	INSP. CL.	ISSUE DATE	DATE OF INSP.	CO.	PLAT	APPR.	INSPECTION TIME	PERM
10	05	3 8 10	3 10 10	fp	dd		1 30	
		MO. DA. YR.					HRS. MIN.	

Self-Serve Laundry-Dry Cleaning

VIOLATIONS

fp009

SEQ #	TYPE	COUNT	DESCRIPTION	LATEST RE-INSP.	ACT	DAYS
19	AE01	1	BUSINESS CLOSED. EPA WORKING WITH COMPANY'S ATTORNEY	03-02-10	1	30
ODE				VIOL. DATE	CORRECTION DATE	
				03-02-10		

SEQ #	TYPE	COUNT	DESCRIPTION	LATEST RE-INSP.	ACT	DAYS
	HM01	1	Facility has drums of chemical storage. Ordered to remove all chemicals from facility before sprinkler system can be turned off.		1	30
ODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	DESCRIPTION	LATEST RE-INSP.	ACT	DAYS
	FP04	1	Sprinkler system has not had an annual inspection since 8-9-2007.		1	30
ODE				VIOL. DATE	CORRECTION DATE	
			Service system immediately and correct deficiencies.			

SEQ #	TYPE	COUNT	DESCRIPTION	LATEST RE-INSP.	ACT	DAYS
	AE01	1	Facility has running water. Occupant states they have water from domestic (city water) and wells. Occupant knows nothing about city shutting off domestic.		1	30
ODE				VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	DESCRIPTION	LATEST RE-INSP.	ACT	DAYS
	FP99	1	Building must be swept clean and combustibles must be removed prior to shutting off sprinkler system.		1	30
ODE				VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS.

FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW

OCCUPANT

X

INSPECTOR

FDA#

SUPV

Mary Goin

18997

ChemicalQuantity on HandLocation

Sodium Hydroxide	250 gallon tote	waste water
Super Clean	55 gallon drum	Laundry
Ferric Chloride	225 gallon tote	waste water
CS0350 Coagulant	150 gallon tote	waste water
CS-A308 Polymer	5 gallon drum	waste water
Sulfuric Acid	175 gallon tote	waste water
Stoddard Solvent	975 gallons bulk	dry cleaning tank farm
Hazardous waste	9600 gallons	35 totes in storage area, 16 drums

COPY



ACCURATE FIRE, AUDIO, VIDEO & SECURITY

1725 WOODMAN DR. - SUITE E KETTERING, OHIO 45420

Phone: (937) 254-FIRE (3473)

Fax: (937) 641-1776

SPRINKLER INSPECTION FORMS

SHEET 1 OF 2

REPORT TO: Multiserv

DATE: 8-9-07

STREET: 1762 Radio Rd.

BUILDING OR LOCATION:

CITY: Dayton

STATE: OH

INSPECTOR: David

ZIP CODE: 45431

Owner's Section (To be answered by Owner or Occupant)

A. Explain any occupancy hazard changes since the previous inspection. none

B. Describe fire protection modifications made since last inspection. none

C. Describe any fires since the last inspection. none

D. When was the system piping last checked for stoppage, corrosion, or foreign material? NA

E. When was the dry-piping system last checked for proper pitch? NA

F. Are dry valves adequately protected from freezing? NA

Signature:

Title:

Date:

Inspector's Section (All responses reference current inspection)

NA=Not Applicable

1. General

- a. Is the building occupied? ☒ Yes ☐ No
- b. Are all the systems in service? ☒ Yes ☐ No
- c. Is there a minimum of 18in. (457mm) clearance between the top of the storage and the sprinkler deflectors? ☒ Yes ☐ No
- d. Does all electrical heat tape appear to be satisfactory? ☐ Yes ☐ No ☒ NA
- e. Does the hand hose on the sprinkler system appear to be satisfactory? ☐ Yes ☐ No ☒ NA

2. Control Valves (see item 15)

- a. Are all sprinkler system control valves and all other valves in the proper open or closed position? ☒ Yes ☐ No
- b. Are all control valves in the open position locked, sealed, or equipped with a tamper switch? ☒ Yes ☐ No

3. Water Supplies (see item 16)

- a. Was a water flow test of main drain made at sprinkler riser(s)? ☐ Yes ☒ No

4. Tanks, Pumps, Fire Department Connections

- a. Are fire pumps, gravity tanks, reservoirs and pressure tanks in good condition and properly maintained? ☐ Yes ☐ No ☒ NA
- b. Are fire department connections in satisfactory condition, coupling free, caps in place, and check valves tight? ☒ Yes ☐ No ☒ NA
- c. Are they accessible and visible? ☒ Yes ☐ No ☒ NA

5. Wet System

- a. Are cold weather valves (O.S.&Y) in the appropriate open or closed position? ☒ Yes ☐ No ☒ NA
- b. Has antifreeze system solutions been tested? ☐ Yes ☐ No ☒ NA
- c. Were the antifreeze test results satisfactory? ☐ Yes ☐ No ☒ NA
- d. In areas protected by wet system(s), does the building appear to be properly heated in all areas, including blind attics and perimeter areas where accessible? ☐ Yes ☐ No ☒ NA
- e. Do all exterior openings appear to be protected against freezing? ☒ Yes ☐ No ☒ NA

6. Dry Systems (see items 11 to 13)

- a. Are dry valve(s) in service? ☒ Yes ☐ No ☒ NA
- b. Are the pressures and priming water levels in according with the manufacturers inspections? ☒ Yes ☐ No ☒ NA
- c. Has the operation of the air or nitrogen supplies been tested? ☒ Yes ☐ No ☒ NA Are they in service? ☐ Yes ☐ No ☒ NA
- d. Were the low points drained during this inspection? ☐ Yes ☐ No ☒ NA
- e. Did quick opening devices operate satisfactorily? ☒ Yes ☐ No ☒ NA
- f. Did the dry valve(s) trip properly during the trip pressure test? ☒ Yes ☐ No ☒ NA
- g. Did the heating equipment in the dry-pipe valve room(s) operate at the time of the inspection? ☐ Yes ☐ No ☒ NA

7. Special Systems (see item 14)

- a. Did the deluge or pre-action valves operate properly during testing? ☐ Yes ☐ No ☒ NA
- b. Did the heat-responsive devices operate properly during testing? ☐ Yes ☐ No ☒ NA
- c. Did the supervisory devices operate during testing? ☐ Yes ☐ No ☒ NA

SHEET 2 OF 2

COPY

8. Alarms

- a. Did the water motor gong(s) test satisfactorily? ☒ Yes ☐ No ☐ NA
 b. Did electric alarm(s) test satisfactorily? ☐ Yes ☒ No ☐ NA
 c. Did supervisory alarm service test satisfactorily? ☒ Yes ☐ No ☐ NA

9. Sprinklers

- a. Are all sprinklers free from corrosion, loading or obstruction to spray discharge? ☒ Yes ☐ No ☐ NA
 b. Are sprinklers less than 50 years old? (Older sprinklers require sample testing) ☒ Yes ☐ No ☐ NA
 c. Is stock of spare sprinklers available? ☒ Yes ☐ No ☐ NA
 d. Does the exterior condition of sprinkler system appear to be satisfactory? ☒ Yes ☐ No
 e. Are sprinklers for proper temperature ratings for their locations? ☒ Yes ☐ No

10. Explain any "No" answers and comments:

Signature: _____

Date: _____

Inspection Report No. _____

11. Date dry-pipe valve trip tested (control valve partially open): _____

12. Date dry-pipe valve trip tested (control valve fully open): _____

13. Date quick-opening device tested: _____

DRY PIPE VALVE OPERATING TEST:

Dry Valve: Make _____	Model _____	Serial # _____
Q.O.D.: Make _____	Model _____	Serial # _____
Time to trip thru test pipe without QOD: _____		
Minutes: _____ Seconds: _____	Water PSI: _____ Air PSI: _____	Trip Point Air PSI: _____ Time Water Reached Outlet: _____ Alarm operated? <input type="checkbox"/> Yes <input type="checkbox"/> No
With QOD		
Minutes: _____ Seconds: _____	Water PSI: _____ Air PSI: _____	Trip Point Air PSI: _____ Time Water Reached Outlet: _____ Alarm operated? <input type="checkbox"/> Yes <input type="checkbox"/> No

DELUGE AND PRE-ACTION VALVES:

- 14. Date deluge or pre-action valve tested:** _____ Operation: ☐ Pneumatic ☐ Electric ☐ Hydraulic
 Piping Supervised? ☐ Yes ☐ No Detecting Media Supervised? ☐ Yes ☐ No
 Does valve operate from manual trip or remote control stations? ☐ Yes ☐ No
 Is there an accessible facility in each circuit for testing? ☐ Yes ☐ No
 Method of testing circuits: _____
 Make: _____ Model # _____ Does each circuit operate loss alarm? ☐ Yes ☐ No
 Does each circuit valve release? ☐ Yes ☐ No Maximum time to operate release: _____

15. Control Valve Maintenance

CONTROL VALVE MAINTENANCE:

City Connection Control Valve:	Number	Type	Open	Secured	Closed	Signs	Explain:
Tank Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Pump Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Sectional Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Systems Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Other Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:

16. Water Flow Test at Sprinkler Riser:

WATER SUPPLY SOURCE:	City:	Tank:	Pump:
Last Water Flow Test: Date: _____	Location: _____	Size of Test Pipe: _____	Static Pressure: _____ Residual Pressure: _____
This Water Flow Test: Date: _____	Location: _____	Size of Test Pipe: _____	Static Pressure: _____ Residual Pressure: _____

17. Explain any "No" answers and comments: 3/9 check valve needs replaced

18. Adjustments or corrections made during this inspection: _____

19. Although these comments are not a result of an engineering review, the following desirable improvements are recommended: _____

INSPECTOR'S SIGNATURE / LICENSE #

DATE

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS INSPECTION FORM AND ALL NECESSARY REPAIRS AND OR CORRECTIONS HAVE BEEN EXPLAINED TO ME:

OWNER / OCCUPANTS SIGNATURE

DATE



ACCURATE FIRE, AUDIO, VIDEO & SECURITY

1725 WOODMAN DR. - SUITE E KETERING, OHIO 45420

Phone: (937) 254-FIRE (3473) Fax: (937) 641-1776

SPRINKLER INSPECTION FORMS

wet

8-7-07

SECTION 2

REPORT TO: Alto Say

STREET: 1962 Lake Rd.

CITY: Dayton

STATE: OH

DATE: 8-7-07
BUILDING LOCATION: 12171
INSPECTOR: JP CODE 45731

Owner's Section (To be completed by Owner or Occupant)

A. Explain any occupancy hazard changes since the previous inspection. None

B. Describe fire protection modifications made since last inspection. None

C. Describe any fire since the last inspection. None

D. When was the system water last checked for stagnation, corrosion, or bacteria content? N/A

E. When was the dry-charging system last checked for proper charge? N/A

F. Are dry valves adequately protected from freezing? N/A

Date: _____
Inspector: _____
N/A=Not Applicable

Inspector's Section (All responses reference current inspection)

1. General

a. Is the building occupied? YES NO

b. Are all the systems in service? YES NO

c. Is there a minimum of 18in. (457mm) clearance between the top of the storage and the sprinkler deflector? YES NO

d. Do all electrical conduit pipes appear to be satisfactory? YES NO N/A

2. Control Valves (see Item 15)

a. Are all sprinkler system control valves and all other valves in the proper open or closed position? YES NO

b. Are all control valves in the open position locked, sealed, or equipped with a tamper switch? YES NO

3. Water Supplies (see Item 16)

a. Was a water flow test of main drain made at sprinkler riser? YES NO

4. Tanks, Pumps, Fire Department Connections

a. Are fire pumps, gravity tanks, reservoirs and pressure tanks in good condition and properly maintained? YES NO N/A

b. Are fire department connections in satisfactory condition, coupling box, caps in place, and check valves tight? YES NO N/A

c. Are they accessible and visible? YES NO N/A

5. Wet Systems

a. Are cold weather valves (Q.S.&T) in the appropriate open or closed position? YES NO N/A

b. Has sufficient system solution been tested? YES NO N/A

c. Were the sufficient test results satisfactory? YES NO N/A

6. Dry Systems (see Items 11 to 13)

a. Are dry valve(s) in service? YES NO N/A

b. Are the pressures and priming water levels in accordance with the manufacturers' instructions? YES NO N/A

c. Has the operation of the air or nitrogen supplies been tested? YES NO N/A

d. Were the low points drained during this inspection? YES NO N/A

e. Did quick opening devices operate satisfactorily? YES NO N/A

f. Did the dry valve(s) trip properly during the trip pressure test? YES NO N/A

7. Special Systems (see Item 14)

a. Did the deluge or pre-action valves operate properly during testing? YES NO N/A

b. Did the heat-responsive devices operate properly during testing? YES NO N/A

c. Did the supervisory devices operate during testing? YES NO N/A

COPY

SHEET 2 OF 2

8. Alarms

- a. Did the water motor pump(s) test satisfactorily? ☒ Yes ☐ No ☐ N/A
- b. Did electric alarm(s) test satisfactorily? ☒ Yes ☐ No ☐ N/A
- c. Did supervisory alarm service test satisfactorily? ☐ Yes ☐ No ☐ N/A

9. Sprinklers

- a. Are all sprinklers free from corrosion, loading or obstruction to spray discharge? ☒ Yes ☐ No ☐ N/A
- b. Are sprinklers less than 50 years old? (Older sprinklers require sample testing) ☒ Yes ☐ No ☐ N/A
- c. Is stock of spare sprinklers available? ☒ Yes ☐ No ☐ N/A
- d. Does the exterior condition of sprinkler system appear to be satisfactory? ☒ Yes ☐ No
- e. Are sprinklers for proper temperature ratings for their locations? ☐ Yes ☐ No

10. Explain any "No" answers and comments:

Date: _____

Inspection Report No. _____

- 11. Date dry-pipe valve trip tested (controlled valve partially open): _____
- 12. Date dry-pipe valve trip tested (controlled valve fully open): _____
- 13. Date quick-opening device tested: _____

DRY PIPE VALVE OPERATING TESTS

Dry Valve: Model

Model 0245

Serial # 0197267

Time to trip then test pipe without QOD: _____

Water: Secured

Water PSC: _____

Air PSC: _____

Tip PSC: At PSC

Time Water Bunched Outlet: _____

Alarm operated? ☐ Yes ☐ No

Water: Secured

Water PSC: _____

Air PSC: _____

Tip PSC: At PSC

Time Water Bunched Outlet: _____

Alarm operated? ☐ Yes ☐ No

DELUGE AND PRE-ACTION VALVES

Operation: ☐ Pneumatic ☐ Electric ☐ Hydraulic

14. Date deluge or pre-action valve tested: _____

Detecting Method: Supervisory ☐ Yes ☐ No

Piping Supervisory? ☐ Yes ☐ No

Does valve operate from manual trip or remote control station? ☐ Yes ☐ No

Is there an accessible facility in each circuit for testing? ☐ Yes ☐ No

Does each circuit operate from alarm? ☐ Yes ☐ No

Method: _____

Model # _____

Maximum time to operate release: _____

15. Control Valve Maintenance

CONTROL VALVE MAINTENANCE:

City Connection Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Tank Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Pump Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Secondary Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
System Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:
Other Control Valves:	Number	Type	Open	Secured	Closed	Signs	Explain:

16. Water Flow Test at Sprinkler Riser:

WATER SUPPLY SOURCE:	City	Task:	Pressure:
Last Water Flow Test Date:	Location:	Size of Test Pipe:	Static Pressure: _____ Residual Pressure: _____
This Water Flow Test Date:	Location:	Size of Test Pipe:	Static Pressure: _____ Residual Pressure: _____

17. Explain any "No" answers and comments:

18. Adjustments or corrections made during this inspection:

19. Although these comments are not a result of an engineering review, the following definable improvements are recommended:

INSPECTOR'S SIGNATURE / LICENSE # 54-29-1214 DATE 8-9-07

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS INSPECTION FORM AND ALL NECESSARY REPAIRS AND OR CORRECTIONS HAVE BEEN EXPLAINED TO ME:

OWNER / OCCUPANTS SIGNATURE [Signature] DATE 8-9-07

Kathy Altman
DEPA
285-6093

Goin, Marya

COPY
Sharon V. Goin, City of Dayton
1860
Pre-treatment

From: Steele, Andrew
Sent: Monday, March 08, 2010 9:19 AM
To: Holmes, Chris; Johnson, Joe; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Goin, Marya
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

This is Multi-Serve commercial laundry. The Ohio EPA called me last week to advise that they had closed for business within the last few weeks.

Please do not shut-off the fire line to the sprinkler system until I can get a fire inspector (Marya Goin) inside to verify that all combustibles are removed.

If they haven't had domestic water, then almost certainly they have made other arrangements. I'll ask Marya to look for signs of tampering if she can get in.

Andrew Steele
Fire Dept. 333-4522

-----Original Message-----

From: Holmes, Chris
Sent: Monday, March 08, 2010 9:07 AM
To: Johnson, Joe; Hudson, Valerie
Cc: Siler, John; Mauch, Mary; Gatliff, Robert; Zonin, Aaron; Steele, Andrew
Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Hang on a second with this Joe. Need to investigate how they are getting water now if you shut off the domestic plus what will fire say about shutting off the fire line. May be a liability issue. I copied Fire in on this to get their input.

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Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

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Subject: RE: LARGE METER DELINQUENCY - 1962 Radio Road

Valerie,

3/8/2010

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COPY

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Joe,

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Let me know when the shut-off has been completed.

Thanks,
Valerie

3/8/2010

COPY

**OUR MISSION:**

Multi Service is a service company dedicated to providing commercial and industrial clients with recycling and waste reduction options.



Home



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About Us

**MULTI SERVICE INC**

1962 RADIO RD

DAYTON, OH 45431

Phone: 937-258-1011**Toll Free: 800-886-1011****Fax: 937-258-0100****Information**

If you would like to contact us with questions or comments,
please do not hesitate to email us at:

jmlamantia@sbcglobal.net**Melvin Tatman** - President mltatman@sbcglobal.net**Leslie Darling Tatman** - CFO ldtatman@sbcglobal.net**Joseph LaMantia** - Vice President/Operations Manager jmlamantia@sbcglobal.net**Jerome Darling** - General Manager jdarling@websiteq.com**George Wagers** - Customer Service Manager gwagers@websiteq.com**Leslie Erbaugh** - Office Manager leserbaugh@sbcglobal.net**Contact Form**

Company Name:

Company Address:

* Name and Title:

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OUR MISSION:
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Environmental Policy Multi Service, Inc.

Multi-Service, Inc. (MSI) recognizes environmental protection as one of our guiding principles and a key component of sound business performance. We are committed to providing a quality service in a manner that ensures a safe and healthy workplace for our employees and minimizes our potential impact on the environment. We will operate in compliance with all relevant federal, provincial and municipal environmental legislation and we will strive to use pollution prevention and environmental best practices in all we do.

MSI will:

- Integrate the consideration of environmental concerns and impacts into all of our decision making activities.
- Promote environmental awareness among our employees and encourage them to work in an environmentally responsible manner.
- Train, educate and inform our employees about environmental issues that may affect their work.
- Reduce waste through re-use and recycling and by purchasing recycled, recyclable or re-furnished products and materials where these alternatives are available, economical and suitable.
- Promote efficient use of materials and resources throughout our facility including water, electricity, raw materials and other resources, particularly those that are non-renewable.

- Avoid unnecessary use of hazardous materials and products, seek substitutions when feasible, and take all reasonable steps to protect human health and the environment when such materials must be used, stored and disposed of.
- Purchase and use environmentally responsible products that have been selected based on criteria including low toxicity or environmental hazard, durability, use of recycled materials, reduced energy and/or water consumption reduced packaging and ability to be recycled, refilled or refurbished at end of life.
- Where required by legislation or where significant health, safety or environmental hazards exist, develop and maintain appropriate emergency and spill response programs
- Regularly communicate our environmental program to our clients, customers and the public and encourage them to support it
- Strive to continually improve our environmental performance by periodically reviewing our environmental policy in light of our current and planned future activities.

Preident - Mel Tatman
September 11, 2007

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**Absorbents**

Multi-Service, Inc. has been recycling soiled industrial textiles since 1971. Absorbent recycling is a new program designed to address the concerns of today's business and environmental conscious leaders. With regards to the proper disposal of these absorbents, leaders are starting to look for alternative ways to reduce their environmental liabilities. Well, MSI has the solution. We will take your heavily saturated absorbents, remove any oils or contaminants, process them, and then return them to you for reuse. Of course, these must be recyclable to begin with. Disposable absorbents can not be recycled as they tend to fall apart in the cleaning process. The growing trend across the United States is that these absorbents with oils and lubricants, are being classified as hazardous or special waste. The state of Ohio has already banned the disposal of oil laden socks, "pigs", mats, and any other type of absorbent from being disposed of in landfills. With that concern in mind, MSI has developed a process for reconditioning reusable absorbent products all while removing the contaminants and allowing the absorbent to be reused up to 50 times or more before losing its integrity. We can even offer solvent recovery plan to help save you even more money. Not only can we reduce your liability, but we can save you money as well. What do you have to lose except your hard-earned dollar? Give us a try today.

**Gloves**

Work gloves. Your employees wear them to keep their hands clean and protected from harsh materials and contaminants. Unfortunately, nothing protects your gloves or your investment in them. Once badly damaged or too soiled to reuse, most gloves are consigned to the trash can thereby creating a liability to the environment and a replacement cost to replace them. Until now... MSI offers a total glove reconditioning service that can save you money. This service turns gloves that were once consumable supplies into a renewable resource. Our process is proven to the tune of over a million gloves reconditioned per month.



Here's how it works. At a fraction of the cost of new replacements, we collect your soiled gloves, carefully presort and ensure they are not inside out, clean them, do a final inspection and

COPY

bundling them together, and returning them to you in a like-new condition ready for reu recycling process often leaves your gloves softer, more pliable, and more comfortable to

Don't take our word for it. Send us a representative sample of your soiled gloves and w will process them for you free of charge and provide you with a written, no obligation qu recycling service based on your sample. Don't delay, call Multi Service today. Let us pu where are mouths are and the money back in your pocket.

Print and shop towels

At MSI, we take great pride to ensure all of our customers needs are met. With our print and shop towel service, we batch process each customers towels to ensure that they receive their own towels back. We will help you establish a way to collect your soiled towels and set up a delivery route that works for both of us. We always pay special attention to separate shop towels from print towels to confirm that there is no chance of metal shavings coming into contact with print towels. We use specially designed soap formulas to obtain the best results. This will maintain a level of confidence that your towels will be clean and residue free and ready for reuse.



We have several options to meet our customer's needs. We can wash and extract, or w and dry, or wash, extract, dry, inspect, and fold (bundle). Which ever final process you fulfill that need.

All contaminants removed from your textiles are then treated to remove metals and the ensure only clean water is discharged to the city. The contaminants are then pumped in awaiting incineration thereby reducing your cradle-to-grave liability. We partner with yc eliminate these "hazardous wastes" from being disposed of in landfills where you are liat

Try us today. Just call one of our team members to schedule a free of charge, no obliga Give us your dirtiest textiles and let us show you what we can do.

Safety Equipment

If you use safety apparel items including welder's apron's jackets, sleeves, spats, coveralls, or jump suits, Multi-Service's cleaning process can recondition them to like-new condition while still retaining their flame retardant and cut resistant characteristics. This same process brings your shop towels, ink towels, filter bags, and other soiled industrial items back to like-new condition, significantly reducing your replacement and disposal costs. Give us a call today to discuss any type of safety equipment that you may have questions with. If we do not currently process it now, we probably haven't tried or it doesn't exist. Don't delay, call today and start puting your money where it belongs - in your pocket.



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**Our Service:**

Multi-Service, Inc. specializes in the recycling and reconditioning of absorbents, work gloves, shop and print towels, and other heavy-use industrial or commercial items such as filter bags and felt strips.



**God Bless America
Beacon Of Freedom**

**WELCOME!**

Multi Service, Inc. has been recycling textiles for many years. We have also been helping companies reduce disposal costs while helping to protect the environment. In 2008, more than 10 million pounds of soil cleaned for reuse and kept out of landfills. In 1996, MSI was awarded the Ohio EPA and the City of Dayton P.O.T.W., built a state-of-the-art laundry and dry cleaning facility. We wanted to ensure we were meeting and/or exceeding all local, state, and federal regulations by partnering with local businesses to help reduce or eliminate environmental liabilities. MSI is proud to be one of the first laundries to have its own DAF (Diffused Air Flotation) treatment system allowing us to ensure we can meet all limits and remain in compliance at all times. All contaminants are skimmed off the top and pumped to a holding tank. Supplemental fuel in cement kilns. MSI's closed loop cleaning systems ensure that any and all emissions are captured and not released into the environment. Any sludge is captured and distilled and sent to a tank farm with secondary clarifiers. It is used as a supplemental fuel in cement kilns.

In 1998, MSI implemented our Absorbent Reuse Program. This has been helping customers minimize waste as well as cost. By partnering with you, we are able to reduce or eliminate your environmental liabilities. By recycling these absorbents, we are eliminating the contamination of our landfills and reducing pollution as best as possible. Together, we can reduce the amount of harmful contaminants polluting our fragile ecosystem and making our Mother Earth a healthier and safer place for generations to come. We will continue to work alone and we will strive to help your company be environmentally friendly as possible.



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From Mel Tatman: President of Multi- Service, Inc.

I just may be the luckiest American in the whole world. I believe in the strength of America and was fortunate enough to have served in the U.S. Army for one tour of duty in Vietnam and returned home safe and sound. I have a beautiful wife that loves me and is very forgiving of my faults. I have a wonderful family, was raised by great parents, and have 7 near perfect grandchildren.

I am also fortunate enough to own a small business. I believe in treating our customers with respect and always being honest in all of our dealings. What we do at Multi-Service is not rocket science. Our success is simple: Clean heavily soiled textiles using environmentally correct methods, return them to our customers when we say we will, at a fair price. I believe in taking care of our people, our plant, and our equipment so that our customers can always depend on us.

We grow our business by serving more and more of customers faithfully. In order to do these things, we must first and foremost take care of our Mother Earth and her fragile ecosystems, suppliers and our vendors. If we continue to do these things we will grow and prosper. If not a current customer, I hope you will give us an opportunity. Thanks for giving us the chance to serve you.



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CITY OF DAYTON FIRE DEPARTMENT

300 N. Main St.

Dayton, Ohio 45402

(937) 333-4500

PAGE

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OF

FIRE INSPECTION REPORT

BOOK	PAGE	INDEX	OCC. NO.	BLDG. #	LOT NUMBER	CENSUS TRACT	BLOCK
154	16	009	0002	502	82175	0906	0001

STREET NO.	1/2	DIR	STREET NAME	ROOM NO.	ZIP
1962			RADIO		45412

OCCUPANT NAME	TELEPHONE
MULTI SERVICE	937-258-1011

OWNER NAME	INSPECTION CONTACT
MEL TATMAN	UNKNOWN

CO.	FREQ.	P. TYPE	FPU	CONST.	FLOORS	PERMIT	OCCUPANCY LOAD	DETECTION	ALARM	SUPPRESSION
18	18	01	564	04	01		00000	06	03	03 04 0

INSP. SEQ.	INSP. CL.	ISSUE DATE	DATE OF INSP.	CO.	PLAT	APPR.	INSPECTION TIME	PERI
9	05	12 14 05	3 2 10	FP	DD		10	
		MO. DA. YR.					HRS. MIN.	

VIOLATIONS

fp009

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
	AED1	1		1	18
CODE			VIOL. DATE	CORRECTION DATE	

Business closed. EPA looking with company's attorney.

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

SEQ #	TYPE	COUNT	LATEST RE-INSP.	ACT	DAYS
CODE			VIOL. DATE	CORRECTION DATE	

AS SUCH CONDITIONS ARE CONTRARY TO LAW, YOU ARE HEREBY REQUIRED TO CORRECT SAID CONDITIONS IMMEDIATELY UPON RECEIPT OF THIS NOTICE. AN INSPECTION TO DETERMINE WHETHER OR NOT YOU HAVE COMPLIED WITH THIS NOTICE WILL BE CONDUCTED WITHIN _____ DAYS. FAILURE TO COMPLY MAY RENDER YOU LIABLE TO THE PENALTIES PROVIDED BY LAW

Per conversation with
OCCUPANT Andrew Steele

X Maria Corin
INSPECTOR

18997
FDA# SUPV



**BUREAU OF FIRE PREVENTION
DAYTON FIRE DEPARTMENT**

300 North Main Street
DAYTON, OHIO 45402

(937) 333-4500
(937) 333-2601 Fax

TO _____

THE FOLLOWING WAS NOTED:

DATE 3-2-2010		PERMIT #
PROJECT & AREA COPY		
ADDRESS 1962 Radio Rd		
CONTRACTOR		
INSP. TYPE (CIRCLE ONE) ROUGH FINAL		RESULTS (CIRCLE ONE) REJECTED APPROVED
PRESENT AT SITE A. Steele		
KATHY ALTMAN, OEPA		
(937) 285-6093		

>
Telephone conversation,

KATHY ALTMAN, OEPA HAZWASTE Division,
called to advise that MultiSERVE
Business has closed, so OEPA will
be monitoring Removal of
HazWaste from the BUDG.

CRO? - Yes, ALTMAN SAYS
OEPA Cessation of REGULATED OPERATIONS
IS IN PROGRESS w/ THE FACILITY.

>
OEPA LAST INSP WAS 2-4-2010
AND THE BUSINESS WAS STILL IN
OPERATION THEN.

3-2-10 I CALLED CITY OF DAYTON Econ Dev. OFFICE
TO ADVISE.

3-2-10 FINE INSP FORM - M. GOIN, ADVISED OF STATUS -

COPIES TO _____

FIELD REPORT

SIGNED

Andrew Steele